

## FROM 6B Legals

of the status of the loan as provided immediately above.

JPMorgan Chase Bank, National Association as agent and Attorney in Fact for Bobby Sprayberry  
Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.  
1031-774A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1031-774A

33607, 1/10, 17, 24, 31

(Stogner)

### Notice of Sale Under Power.

State of Georgia, County of FORSYTH. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by J. STOGNER AND J. DAVE STOGNER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERICAN EQUITY MORTGAGE, INC., dated 01/19/2006, and Recorded on 01/30/2006 as Book No. 4144 and Page No. 213 235, FORSYTH County, Georgia records, as last assigned to THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-3 (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$211,500.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the FORSYTH County Courthouse within the legal hours of sale on the first Tuesday in February, 2018, the following described property: ALL THAT TRACT OR PARCEL OF LAND Lying and Being a Lot provided for under the terms of the

IN THE SUPERIOR COURT OF FORSYTH COUNTY, GEORGIA  
DEPARTMENT OF TRANSPORTATION  
VS.

CERTAIN EASEMENT RIGHTS; and Jose A. Rocha; Maria Rocha; Bobby Bagley; Markets-R-US, LLC d/b/a La Bodega; and Harris Creek Homeowner's Association, Inc., individually

IN REM  
DOCKET NO.:18CV0098-1

The said named persons and any and all other persons known and unknown claiming any right, title, power, interest, ownership, equity, claim or demand in and to the lands hereinafter described, and all occupants, tenants, lessees, licensees and all holders, owners and users of ways and easements in, across, over and under said land are hereby notified, under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, providing for the exercise of the power of eminent domain by the State of Georgia, or any of its subdivisions, or by any county of such State, as follows:

That the above stated case, being a condemnation in rem against the property hereinafter described, was filed in said Court on the 16th day of January, 2018; That, in accordance with provisions of the aforesaid Official Code, a Declaration of Taking, duly authorized and properly executed as provided by the Official Code, has been made and filed in said case, declaring the necessity for and exercising the power of taking the said described lands for State-aid public road purposes, thereby vesting the title to same in the Department of Transportation; and, in pursuance of such authority, the Department of Transportation has deposited with the Clerk of the Superior Court of said County \$600.00 as the just compensation for the said lands described; and all persons claiming such fund or any interest therein, are hereby required to make known their claims to the Court;

In accordance with the provisions of the Official Code of Georgia Annotated, the Plaintiff-Condennor has prayed the Court for immediate possession of said property, and all persons having an interest in or claim against such property, as above set forth, are required to appear before the Court on the Order of the Judge of said County to surrender possession of the property to the Department of Transportation

NOTICE OF LOCATION AND DESIGN

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location and design approval is: January 22, 2018

PI 0003682 to widen SR 20 beginning just west of SR 371 and ending just east of N Corners Parkway. The project is located in Forsyth County. The project is located Land Districts 1 and 3.

PI 0003682 will widen SR 20 to six lanes (three lanes in each direction) separated by a raised median. There will be urban shoulders with curb and gutter and a 5 ft sidewalk (or multi-use trail) on both sides of the road. Auxiliary turn lanes will be added at major driveways and intersections. Access to side roads and driveways will be controlled by Restricted Crossing U-Turns (RCUTs) placed in the median; truck turnarounds are provided at certain RCUT locations based on consideration of adjacent facilities that may draw tractor trailers. The proposed design speed is 45 mph and the proposed length is approximately 5.2 miles.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Scott Frederick, District 1, Area 1 Engineer  
Email: scottfrederick@dot.ga.gov  
2594 Gillsville Hwy Gainesville, GA 30507

Phone: (770) 531-5882

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Kimberly W. Nesbitt, State Program Delivery Administrator  
Office of Program Delivery  
Attn: Cleopatra James, Project Manager  
Email: cjames@dot.ga.gov  
600 West Peachtree Street, 25th Floor  
Atlanta, GA 30308

Phone: (404) 631-1546

Any written request or communication in reference to this project or notice SHOULD include the PI Number as noted at the top of this notice.

34129, 1/31, 2/7, 14, 21

NOTICE OF PUBLICATION OF SERVICE  
PLAINTIFF: KENTMERE PROPERTY

Humnath Panta,  
Petitioner  
Civil Action  
File No. 17CV2111-1

### NOTICE OF PETITION TO CHANGE NAME

An action was filed in the Superior Court of Forsyth County on November 14, 2017, to

Change the Petitioner's name as follows:

Petitioner's name: Ayush Pant

Desired new name: Ayush Panta

Any interested party has the right to appear in this case and file objection before the final

Judgment is ordered in this case.

Dated: 11/14/2017

s/ Humnath Panta

Petitioner, Pro se

33667, 1/10, 17, 24, 31

IN THE SUPERIOR COURT OF FORSYTH COUNTY  
STATE OF GEORGIA

In re the Name Change of

Kerry Neel Friedel,

Petitioner

Civil Action

File No. 18CV0141-3

### NOTICE OF PETITION TO CHANGE NAME

An action was filed in the Superior Court of Forsyth County on Jan. 24, 2018, to Change the Petitioner's name as follows:

Petitioner's name: Kerry Neel Friedel

Desired new name: Kerry Friedel

Any interested party has the right to appear in this case and file objection before the final

Judgment is ordered in this case.

Dated: 1/22/18

s/ Kerry Neel Friedel

Petitioner, Pro se

34175, 1/31, 2/7, 14, 21

IN THE SUPERIOR COURT OF FORSYTH COUNTY  
STATE OF GEORGIA

In re the Name Change of

Laquanda Tonequa Bruce,

Petitioner

Civil Action

File No. 18CV0114-2

### NOTICE OF PETITION TO CHANGE NAME

An action was filed in the Superior Court of Forsyth County on Jan. 19, 2018, to be granted.

## Public Hearings

### NOTICE OF PUBLIC HEARING

Notice is hereby given that on the 20th day of February, 2018, at 6:00 PM in the Council Chambers of Cumming City Hall, 100 Main Street, Cumming, Georgia 30040, the Council of the City of Cumming will conduct a public hearing on a resolution for a temporary moratorium on land development and building permits while the City considers and studies impacts that land development and building have on public facilities, infrastructure, and services provided by the City of Cumming, and the potential for the City of Cumming to impose fees related to the same.

34234, 1/31

### NOTICE OF PUBLIC HEARINGS

The Forsyth County Board of Commissioners will hold a Public Hearing for the below applications on Thursday, February 15, 2018.

If you wish to speak at the public hearing before the Board of Commissioners you will be required to provide your name and address to staff prior to speaking. The public hearing is held in the Forsyth County Administration Building, 110 East Main Street, Commissioners Meeting Room 220, Second Floor, Cumming, Georgia.

Applications are available for public review on the Internet at <http://estatus.forsythco.com> or by visiting the Department of Planning & Community Development, 110 East Main Street, First Floor, Forsyth County Administration Building, Cumming, Georgia, Monday through Friday, 8:30 a.m. to 5:00 p.m. If you have any questions please visit the county's Web site at [www.forsythco.com](http://www.forsythco.com) or contact staff at 770-781-2115.

The physical locations provided with respect to specific applications listed below are provided for general locational purposes only and are believed to be accurate, but are not guaranteed. A more detailed depiction of the specific property subject to the land use action may be obtained by referencing the GIS property viewer on the Forsyth County website at [www.forsythco.com](http://www.forsythco.com). Further information is also available by [aetresures.com](http://aetresures.com)



# FROM 6B

## NOTICE OF FORECLOSURE SALE UNDER POWER

FORSYTH COUNTY, GEORGIA  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in a Security Deed given by Robert M. Spooner and Christy M. Spooner to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., dated April 22, 2011, and recorded in Deed Book 5955, Page 716, Forsyth County, Georgia Records, as last transferred to SunTrust Mortgage, Inc. by assignment recorded on May 4, 2016 in Book 7742 Page 39 in the Office of the Clerk of Superior Court of Forsyth County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Thirty-One Thousand Seven Hundred Sixty and 0/100 dollars (\$231,760.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Forsyth County, Georgia, within the legal hours of sale on March 6, 2018, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 217, 2nd District, 1st Section, Forsyth County, Georgia, being Lot G-12, Canongate on Lanier Estates Subdivision, as per plat recorded in Plat Book 14, Page 231, Forsyth County, Georgia records, which plat is incorporated herein by reference. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default; this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: SunTrust Mortgage, Inc. they can be contacted at: (800) 443-1032 for Loss Mitigation Dept. or by writing to PO Box 27767, Richmond, Virginia 23261, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Robert M. Spooner and Christy M. Spooner or tenant(s); and said property is more commonly known as 3725 Fairway Drive, Cumming, GA 30041.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.

SunTrust Mortgage, Inc. as Attorney in Fact for Robert M. Spooner and Christy M. Spooner.  
Brock & Scott, PLLC  
4360 Chamblee Dunwoody Road

in the placed, which is the Point of Beginning of the land herein described:

(Touchmark National Bank) The described Property is in the possession of Borrower. The sale will be conducted subject to By virtue confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; Security Deed (2) final confirmation and audit as Crossing the status of the loan with the holder favor of the Security Deed.

national the following information is being promark"), died in accordance with O.C.G.A. sec- December 44-14-162.2. Touchmark National Bank hereby notifies Borrower that prior Courchmark National Bank is the holder Records (the Note and Security Deed. Bor- to secure Touchmark National Bank by contacting Mr. December Dorrough, Executive Vice President amount Chief Lending Officer, Touchmark Na- DOLLARS National Bank, 3651 Old Milton Parkway, interest pharetta, Georgia 30005. Telephone thereof number: (770) 407-6717. Mr. Dorrough on the full authority to negotiate, amend will be sold and modify all terms of the Note and lic outcry Security Deed with Borrower.

the court Touchmark National Bank Georgia, Attorney-in-Fact for Brannon Cross- on the first Partners, LLC. following Matthew A. Schuh, Esq. "Property Matthew A. Schuh, PC All that trys Midtown Plaza, Suite 1350 and being 849 West Peachtree Street of the 2nd Atlanta, Georgia 30309 Forsyth County 277-8421 being Matthew A. Schuh PC.com the be HIS LAW FIRM IS ACTING AS A DEBT Georgia COLLECTOR ATTEMPTING TO COLLECT To find the DEBT. ANY INFORMATION OBTAINED mence at WILL BE USED FOR THAT PURPOSE. at the Nor 34181, 2/7, 14, 21, 28

Thence South (Williams)

seconds W STATE OF GEORGIA NOTICE Land Lot 5 FORSYTH COUNTY to a point HEREAS, heretofore on September Beginning 2016, Randolph O. Williams, Sherri Thence South Williams, Samantha R. Williams, and seconds Michael G. Williams executed a Deed to Land Lot 5 secure Debt in favor of KSN Enterprises, to a concrete C. In the original principal amount marking to \$155,540.00, which Deed to Secure Debt is recorded in Deed Book 7909, Reagan Parkway, page 3 and re-recorded in Deed Book Thence West 025, page 510, Forsyth County, Georgia Superior Court; and (1) WHEREAS, the indebtedness secured by said Deed to Secure Debt has become minutes 1 in default under the terms and condi- 31.78 feet tions of said Deed to Secure Debt, and (2) KSN Enterprises, LLC has declared all of minutes 1 said indebtedness secured thereby due 98.48 feet and payable;

(3) NOW, THEREFORE, in exercise of the the right powers of sale contained in said Deed to Secure Debt and in accordance with the law in such cases made and provid- ing South ed, the undersigned, as attorney in fact 31.47 feet for the said Randolph O. Williams, Sherri M. Williams, Samantha R. Williams, and (4) Michael G. Williams will sell the below utes 59 se described property to the highest and 23.58 feet best bidder for cash before the court- house door in Forsyth County, Georgia, between the legal hours of sale on the first Tuesday in March, 2018.

(5) The property to be sold is described as 38 seconds follows:

25.14 feet All that tract or parcel of land lying and being in Land Lots 90 and 127 of the Third District and First Section of Forsyth County, Georgia, and being 5.43 acres as shown on a survey for Jeff Seabolt, dated February 10, 1987, as surveyed by David W. Bealle, bearing S 01° 15' 00" E, 187.2 feet, which plat is recorded at Plat Book 25, page 282, Forsyth County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.

(8) Said property will be sold subject to any outstanding ad valorem taxes (includ-

Security Deed having been last sold, assigned, transferred and conveyed shapiroandhasty.com

\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

02/07, 02/14, 02/21, 02/28, 2017 (FC-NOS)

34063, 2/7, 14, 21, 28

## NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION STATE OF GEORGIA/COUNTY OF FORSYTH

TO: All Persons and entities known or unknown who may claim an interest in property known as Tax parcel 106 551 at 5935 Bennett Parkway, Cumming GA 30040.

In accordance to O.C.G.A. 48-4 TAKE NOTICE THAT:

The right to redeem the following described property, to wit:

All and only that parcel of land designated as Tax Parcel 106 551, lying and being in Land Lot 343 of the 2nd Land District, 1st Section, Forsyth County, Georgia, being Lot 226, Unit 4A, Bethelview Downs Subdivision, shown in Plat Book 89, Page 203, the description contained therein being incorporated herein by this reference, described in Deed Book 5564, Page 2, known as 5935 Bennett Parkway

Will expire and be forever foreclosed and barred on and after the 10th, of March of 2018.

The tax deed to which this notice relates is dated the day of April 7th, 2015 and is recorded in the office of the Clerk of the Superior Court of Forsyth County, Georgia, in Deed Book 7363 at page 58 The property may be redeemed at any time before the day of March 10th, 2018 by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Blue Crystal IRA, LLC, 140 Old Alabama Pl, Roswell GA 30076

Please be governed accordingly.

34333, 2/7, 14, 21, 28

## NOTICE OF SALE UNDER POWER

GEORGIA, FORSYTH COUNTY by virtue of the Power of Sale contained in that certain Security Deed given from Jennifer L. Shadburn f/k/a Jennifer S. Wright to Branch Banking and Trust Company, dated 03/04/2002, recorded 03/25/2002 in Deed Book 2259, Page 125, Forsyth County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Forsyth County, Georgia, within the legal hours of sale on the first Tuesday in March 2018 by Branch Banking and Trust Company, as Attorney in Fact for Jennifer L. Shadburn f/k/a Jennifer S. Wright, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 343 OF THE 14TH DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA BEING 1.00 ACRES AS SHOWN ON A PLAT OF SURVEY FOR JAMES L. WRIGHT, JR. AND JENNIFER S. WRIGHT DATED AUGUST 25, 1998, AS SURVEYED BY DAVID W. BEALLE, RLS NO. 1872, WHICH PLAT IS RECORDED AT PLAT BOOK 54, PAGE 234, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE. PARCEL

Dunwoody Road, 2nd Floor, Atlanta, GA 30338, Tel: (678) 597-9599 33951, 1/17, 2/4, 3, 2/7

## NOTICE OF LOCATION AND DESIGN APPROVAL

Forsyth County  
Pl. No. 0003682

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project. The date of location and design approval is: January 22, 2018

PI 0003682 to widen SR 20 beginning just west of SR 371 and ending just east of N Corners Parkway. The project is located in Forsyth County. The project is located Land Districts 1 and 3. PI 0003682 will widen SR 20 to six lanes (three lanes in each direction) separated by a raised median. There will be urban shoulders with curb and gutter and a 5 ft sidewalk (or multi-use trail) on both sides of the road. Auxiliary turn lanes will be added at major driveways and intersections. Access to side roads and driveways will be controlled by Restricted Crossing U-Turns (RCUTs) placed in the median; truck turnarounds are provided at certain RCUT locations based on consideration of adjacent facilities that may draw tractor trailers. The proposed design speed is 45 mph and the proposed length is approximately 5.2 miles.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Scott Frederick, District 1, Area 1 Engineer Email: scottfrederick@dot.ga.gov 2594 Gillsville Hwy Gainesville, GA 30507

Phone: (770) 531-5882

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Kimberly W. Nesbitt, State Program Delivery Administrator Office of Program Delivery Attn: Cleopatra James, Project Manager

Email: cjames@dot.ga.gov 600 West Peachtree Street, 25th Floor Atlanta, GA 30308 Phone: (404) 631-1546

Any written request or communication in reference to this project or notice SHOULD include the Pl. Number as noted at the top of this notice.

34129, 1/31, 2/7, 14, 21

## NOTICE OF PUBLICATION OF SERVICE

PLAINTIFF: KENTMERE PROPERTY OWNERS ASSOCIATION, INC. DEFENDANT: ROYCE D. RUSSELL AND ERIKA D. RUSSELL

FORSYTH COUNTY SUPERIOR COURT, CIVIL ACTION NO: 17CV-0776-3

RE: COMPLAINT DATE OF COMPLAINT FILED: APRIL 25, 2017

DATE OF ORDER FOR PUBLICATION: TO: ROYCE D. RUSSELL

AND ERIKA D. RUSSELL, County of Forsyth, TAKE NOTICE THAT KENTMERE PROPERTY OWNERS ASSOCIATION, INC., as Plaintiff, has caused to be filed, in the Superior Court of Forsyth County, Georgia a Complaint. For the specifics of such pleas for relief the parties must refer to the original complaint and all other pleadings filed with the court. This Notice concerning the pending lawsuit shall be deemed sufficient to perfect service in accordance with O.C.G.A. sss 9-11-4 et seq.

The defendant is hereby notified and commanded to be and



including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037 855-690-5900.

To the best knowledge and belief of the undersigned, the party in possession of the property is Michael K. Sanders or a tenant or tenants and said property is more commonly known as **8235 Knight Rd, Gainesville, Georgia 30506**.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Freedom Mortgage Corporation as Attorney in Fact for Michael K. Sanders

McCalla Raymer Leibert Pierce, LLC  
1544 Old Alabama Road  
Roswell, Georgia 30076  
www.foreclosurehotline.net  
EXHIBIT "A"

The land hereinafter referred to is situated in the City of Gainesville, County of Forsyth, State of GA, and is described as follows:

All that tract or parcel of land lying and being in land Lot 1200, 14th District, 1st Section, Forsyth County, Georgia, Being 2.01 Acres, as per survey for Richard T. Parker & Sarah L. Parker recorded in plat Book 50, Page 66, Forsyth County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

And being the same property conveyed from Larry Pentoney, the Grantor(s), to Michael K. Sanders, the Grantee(s), by virtue of Deed dated 11/06/2014, and recorded 11/18/2014 as Instrument No. 14417840001 among the aforesaid Land Records.

APN: 301033  
MR/ved 3/6/18  
Our file no. 5251417 - FT17  
**33925, 2/7, 14, 21, 28**

**(Schingler)**

STATE OF GEORGIA

COUNTY OF FORSYTH

**NOTICE OF SALE UNDER POWER**

Because of a default under the terms of the Security Deed executed by Michael George Schingler and Lauren Kate Schingler to Mortgage Electronic Registration Systems, Inc., as nominee for CBC National Bank dated August 7, 2013, and recorded in Deed Book 6803, Page 645, Forsyth County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, N.A. securing a Note in the original principal amount of \$150,000.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, March 6, 2018, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property and an exp

and an exp of Georgia, the Deed Under Power in said Deed and other foreclosure documents may be distributed until final confirmation of the sale and audit of the status of the loan as (1) to confirm the preceding paragraph. WELLS FARGO BANK, N.A. as Attorney in Fact for JOHN M. THOMAS. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000007260003 ARRETT DAFFIN FRAPPIER TURNER & ANGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

**34272, 2/7, 14, 21, 28**  
**(Williams)**

**NOTICE**

STATE OF GEORGIA  
COUNTY OF FORSYTH  
WHEREAS, heretofore on September 1, 2016, Randolph O. Williams, Sherri M. Williams, Samantha R. Williams, and Michael G. Williams executed a Deed to Secure Debt in favor of KSN Enterprises, LLC, in the original principal amount of \$155,540.00, which Deed to Secure Debt is recorded in Deed Book 7909, page 3 and re-recorded in Deed Book 8025, page 510, Forsyth County, Georgia Superior Court; and

By virtue of the said Deed to Secure Debt, the indebtedness secured by in that said Deed to Secure Debt has become JONATHAN in default under the terms and conditions of said Deed to Secure Debt, and INC AS KSN Enterprises, LLC has declared all of MORTGAGE indebtedness secured thereby due and payable;

NOW, THEREFORE, in exercise of the powers of sale contained in said Deed to Secure Debt and in accordance with the law in such cases made and provided, the undersigned, as attorney in fact for the said Randolph O. Williams, Sherri M. Williams, Samantha R. Williams, and Michael G. Williams will sell the below described property to the highest and best bidder for cash before the courthouse door in Forsyth County, Georgia, between the legal hours of sale on the first Tuesday in March, 2018.

The property to be sold is described as follows:  
**All that tract or parcel of land lying and being in Land Lots 90 and 127 of the Third District and First Section of Forsyth County, Georgia, and being 5.43 acres as shown on a survey for Jeff Seabolt, dated February 10, 1987, as surveyed by David W. Bealle, RLS No. 1872, which plat is recorded at Plat Book 25, page 282, Forsyth County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.**

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, any matters of record superior to the Deed to Secure Debt first set out above, and rights of redemption, if any, conferred by applicable state or federal law. The proceeds from said sale will be used first to pay said Deed to Secure Debt in favor of KSN Enterprises, LLC and the Note which it secures, legal fees and the costs of foreclosure and the balance, if any, will be disbursed to the parties entitled thereto as provided by law.

To the best knowledge and belief of the undersigned, the party in possession of the property is Randolph O. Williams, Sherri M. Williams, Samantha R. Williams, and Michael G. Williams. KSN Enterprises, LLC

**34272, 2/7, 14, 21, 28**  
**(Sims)**

**NOTICE**

STATE OF GEORGIA  
COUNTY OF FORSYTH  
WHEREAS, heretofore on September 1, 2016, Randolph O. Williams, Sherri M. Williams, Samantha R. Williams, and Michael G. Williams executed a Deed to Secure Debt in favor of KSN Enterprises, LLC, in the original principal amount of \$155,540.00, which Deed to Secure Debt is recorded in Deed Book 7909, page 3 and re-recorded in Deed Book 8025, page 510, Forsyth County, Georgia Superior Court; and

TAKE NOTICE THAT:  
The right to redeem the following described property, to wit:

All and only that parcel of land designated as Tax Parcel 106 551, lying and being in Land Lot 343 of the 2nd Land District, 1st Section, Forsyth County, Georgia, being Lot 226, Unit 4A, Bethelview Downs Subdivision shown in Plat Book 89, Page 203, the description contained therein being incorporated herein by this reference, described in Deed Book 5564, Page 2, known as **5935 Bennett Parkway** Will expire and be forever foreclosed and barred on and after the 10th, of March of 2018.

The tax deed to which this notice relates is dated the day of April 7th, 2015 and is recorded in the office of the Clerk of the Superior Court of Forsyth County, Georgia, in Deed Book 7363 at page 58

The property may be redeemed at any time before the day of March 10th, 2018 by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Blue Crystal IRA, LLC, 140 Old Alabama Pl, Roswell GA 30076

Please be governed accordingly.  
**34333, 2/7, 14, 21, 28**

**NOTICE OF SALE UNDER POWER**

GEORGIA, FORSYTH COUNTY By virtue of the Power of Sale contained in that certain Security Deed given from Jennifer L. Shadburn f/k/a Jennifer S. Wright to Branch Banking and Trust Company, dated 03/04/2002, recorded 03/25/2002 in Deed Book 2259, Page 125, Forsyth County, Georgia records, said Security Deed having been given to secure a Note of even date in the principal amount of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00), with interest thereon as provided for therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Forsyth County, Georgia, within the legal hours of sale on the first Tuesday in March 2018 by Branch Banking and Trust Company, as Attorney in Fact for Jennifer L. Shadburn f/k/a Jennifer S. Wright all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 343 OF THE 14TH DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA BEING 1.00 ACRES AS SHOWN ON A PLAT OF SURVEY FOR JAMES L. WRIGHT, JR. AND JENNIFER S. WRIGHT DATED AUGUST 25, 1998, AS SURVEYED BY DAVID W. BEALLE, RLS NO. 1872, WHICH PLAT IS RECORDED AT PLAT BOOK 54, PAGE 234, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF BY REFERENCE. PARCEL ID NUMBER: 238 057. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD. Said property being known as **4890 SHADBURN RD, CUMMING, GEORGIA 30041** according to the present numbering system in Forsyth County. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees and all other payments

**NOTICE OF LOCATION AND DESIGN APPROVAL**

Forsyth County  
P.I. No. 0003682

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project. The date of location and design approval is: January 22, 2018

PI 0003682 to widen SR 20 beginning just west of SR 371 and ending just east of N Corners Parkway. The project is located in Forsyth County. The project is located Land Districts 1 and 3.

PI 0003682 will widen SR 20 to six lanes (three lanes in each direction) separated by a raised median. There will be urban shoulders with curb and gutter and a 5 ft sidewalk (or multi-use trail) on both sides of the road. Auxiliary turn lanes will be added at major driveways and intersections. Access to side roads and driveways will be controlled by Restricted Crossing U-Turns (RCUTs) placed in the median; truck turn-arounds are provided at certain RCUT locations based on consideration of adjacent facilities that may draw tractor trailers. The proposed design speed is 45 mph and the proposed length is approximately 5.2 miles.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Scott Frederick, District 1, Area 1 Engineer Email: [scottfrederick@dot.ga.gov](mailto:scottfrederick@dot.ga.gov) 2594 Gillsville Hwy Gainesville, GA 30507

Phone: (770) 531-5882

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Kimberly W. Nesbitt, State Program Delivery Administrator  
Office of Program Delivery  
Attn: Cleopatra James, Project Manager

Email: [cjames@dot.ga.gov](mailto:cjames@dot.ga.gov)  
600 West Peachtree Street, 25th Floor

Atlanta, GA 30308  
Phone: (404) 631-1546

Any written request or communication in reference to this project or notice SHOULD include the P.I. Number as noted at the top of this notice.

**34129, 1/31, 2/7, 14, 21**

**NOTICE OF PUBLICATION OF SERVICE**

PLAINTIFF: KENTMERE PROPERTY OWNERS ASSOCIATION, INC.

DEFENDANT: ROYCE D. RUSSELL AND ERIKA D. RUSSELL

FORSYTH COUNTY SUPERIOR COURT,

CIVIL ACTION NO: 17CV-0776-3

RE: COMPLAINT

DATE OF COMPLAINT FILED: APRIL 25, 2017

DATE OF ORDER FOR PUBLICATION:

TO: ROYCE D. RUSSELL

AND ERIKA D. RUSSELL, County of Forsyth, TAKE NOTICE THAT KENTMERE PROPERTY OWNERS ASSOCIATION, INC., as Plaintiff, has caused to be filed, in the Superior Court of Forsyth County, Georgia a Complaint. For the specifics of such pleas for relief the parties must refer to the original complaint and all other pleadings filed with the court. This Notice concerning the pending lawsuit shall be deemed sufficient to perfect service in accordance with



balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of Lisa Sibenaller, successor in interest or tenant(s).

J.P. Morgan Mortgage Acquisition Corp. as Attorney-in-Fact for Lisa Sibenaller

File no. 17-068038  
SHAPIRO PENDERGAST & HASTY, LLP\*  
Attorneys and Counselors at Law  
211 Perimeter Center Parkway, N.E., Suite 300

Atlanta, GA 30346  
770-220-2535/KMM  
shapiroandhasty.com

\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

34322, 2/7, 14, 21, 28

(Sims)

**NOTICE OF SALE UNDER POWER**  
GEORGIA, FORSYTH COUNTY

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File no. ACTING AS A DEBT  
SHAPIRO INFORMATION  
ATTORNEY BE USED FOR THAT

211 P  
Suite 31, 02/28, 2017  
Atlant  
770-220-2535, 14, 21, 28

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01/24,  
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3392

and entities known  
may claim an Inter-  
known as Tax parcel  
5 Bennett Parkway,  
40.

(Spoon) C.G.A. 48-4

**NOTICE**  
in the following de-  
FORSYTH to wit:  
THIS IS at parcel of land  
DEBT. Ax Parcel 106 551,  
WILL BE in Land Lot 343  
District, 1st Sec-

the January meeting, the Grand Jury voted to reappoint James Lamar Holbrook, Jerry Gardner and Adrian Flack as regular members.

**5. RECOMMENDATION TO INCREASE BAILIFF COMPENSATION**

At the November meeting, the Grand Jury voted to increase bailiff compensation from \$70.00 per day to \$85.00. The Board of Commissioners approved the increase, which went into effect in January. Respectfully submitted, this 12th day of February, 2018.

s/ Eddie Joseph Leblanc, Jr. Foreperson

Amy Elizabeth Callahan, Asst. Foreperson

Shirley E. Mouledoux, Clerk

Laura Hanchon Graham, Asst. Clerk

Amber Nicole Walker

William Erikson Scheer

James Robert Gibson

Jonathan Randal Davis

Karl Ellen Wiseman

Tassiana L. Belzer

Neethu Sebastin

Ronald Gale Stair

Jessica Ann Damstra

Preston Grigsby Mitchell

Mark A. Jacques

LOCATION: GA 400  
DISPOSITION: PLEA OF GUILTY  
GREG. G. ALLEN  
CLERK OF SUPERIOR & STATE COURTS  
FORSYTH COUNTY  
34570-2121

**NOTICE OF LOCATION AND DESIGN APPROVAL**

Forsyth County  
P.I. No. 0003682  
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See LEGALS | 8B

FROM 7B

## Legals

use trail) on both sides of the road. Auxiliary turn lanes will be added at major driveways and intersections. Access to side roads and driveways will be controlled by Restricted Crossing U-Turns (RCUTs) placed in the median; truck turnarounds are provided at certain RCUT locations based on consideration of adjacent facilities that may draw tractor trailers. The proposed design speed is 45 mph and the proposed length is approximately 5.2 miles.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Scott Frederick, District 1, Area 1 Engineer  
Email: sffrederick@dot.ga.gov  
2594 Gillsville Hwy Gainesville, GA 30507

Phone: (770) 531-5882

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to: Kimberly W. Nesbitt, State Program Delivery Administrator  
Office of Program Delivery  
Attn: Cleopatra James, Project Manager  
Email: cjames@dot.ga.gov  
600 West Peachtree Street, 25th Floor  
Atlanta, GA 30308

Phone: (404) 631-1546

Any written request or communication in reference to this project or notice SHOULD include the PI. Number noted at the top of this notice.

34129, 1/31, 2/7, 14, 21

IN THE SUPERIOR COURT OF  
FORSYTH COUNTY  
STATE OF GEORGIA  
In re the Name Change of  
Maria Adelaida Binnion,  
Petitioner  
Civil Action  
File No. 17CV0160-1

### NOTICE OF PETITION TO CHANGE NAME

An action was filed in the Superior Court of Forsyth County on Jan. 26, 2018; to Change the Petitioner's name as follows:

Petitioner's name: Maria Adelaida Binnion

Desired new name: Maria Adelaida Martinez Jaramillo

Any interested party has the right to appear in this case and file objection before the final

Judgment is ordered in this case.

Dated: 1/26/18

s/ Maria Adelaida Binnion

34260, 2/7, 14, 21, 28

IN THE SUPERIOR COURT OF  
FORSYTH COUNTY  
STATE OF GEORGIA  
In re the Name Change of  
Mary Sandra Gunter  
Petitioner  
Civil Action  
File No. 18CV0288-2

### NOTICE OF PETITION TO CHANGE NAME

An action was filed in the Superior Court of Forsyth County on February 14, 2018 to change the Petitioner's name as follows:

Petitioner's name: Mary Sandra Gunter

Desired new name: Sandra Kelly Gunter

Any interested party has the right to appear in this case and file objection before the final Judgment is ordered

Petitioner.

CIVIL ACTION F

**NOTICE**

You are hereby

with the grounds of

Petition to Chan

rior Court of F

Burke desires to

Sandra A. Burke

Any interested

appear in this c

within 30 days

Change Name

Signed this 23rd

s/ Gary S. Allen

Clerk of Sup

County

s/ Sandra Burke

34163, 1

od D. Jordan, Jr.

Court

Public S

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Square, Suite

3/7, 14

Notice of Publ

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holding a Publ

March 30th, 201

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chase. We curre

auction as of no

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er Piano, Antiq

cooler/refrigerat

sheet folder, ta

plastic rocking

rocking chair, la

tv and misc item

#2 Unit F205 -

Items, construct

furniture, lots of

and more. 53-12-261 in

770-887-2011 -

Cumming, GA 300

34621

Wednesday, February 21, 2018

as an Indigent party. Contact Probate Court personnel for the required Amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

The Honorable Lynwood D. Jordan, Jr.  
Judge of the Probate Court  
s/ Catherine Messer  
Clerk of the Probate Court  
100 West Courthouse Square, Suite 008  
Cumming, GA 30040  
(770)781-2140

34226, 1/31, 2/7, 14, 21

IN THE PROBATE COURT OF FORSYTH COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF:

DOROTHY L. SIME, A/K/A

DOROTHY LOUISE SIME

DECEASED

ESTATE NO: 2018-ES-0038

**PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS:**

**NOTICE**

Judith Ann Smith a/k/a Judy Smith and Joanne Bradbury Castleton f/k/a Joanne Bradbury has/have petitioned for waiver of bond and/or for the grant of certain powers contained in O.C.G.A. sss 53-12-261 in regard to the above estate. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 26, 2018.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting for the grounds of any such objections. All objections should be sworn to before a notary Public or